



Office Use Only:

Application# \_\_\_\_\_ Fees Paid \_\_\_\_\_

Date Received \_\_\_\_\_ Accepted By \_\_\_\_\_

## APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

**APPLICANT / PERMITTEE\*:** Jaime Benton / Director of Construction Services / Greenville County Schools

Name Title / Organization  
permit may be limited to this entity. \_\_\_\_\_

**APPLICANT'S REPRESENTATIVE:** Trey Blackwood / Engineer / Blackwood Associates Inc.  
(Optional) Name Title / Organization

**MAILING ADDRESS:** PO Box 366 / Spartanburg, SC 29304

**PHONE:** 864.583.5432 **EMAIL:** tblackwood@baigroup.net

**PROPERTY OWNER:** Greenville County Schools

**MAILING ADDRESS:** 2 Space Drive / Taylors, SC 29687

**PHONE:** 864.355.7788 **EMAIL:** jabenton@greenville.k12.sc.us

### PROPERTY INFORMATION

**STREET ADDRESS:** 61 Isbell Lane / Greenville, SC 29607

**TAX PARCEL #:** 0272000101602 **ACREAGE:** 32.02 **ZONING DESIGNATION:** R-6

### REQUEST

Refer to Article 19-4, Use Regulations, of the Land Management Ordinance ([www.municode.com/library/](http://www.municode.com/library/))

#### DESCRIPTION OF PROPOSED LAND USE:

Construction of a new two-story elementary school (approx. 110,500 SF) in the footprint of the former JL Mann high school building. The existing athletic facilities in use by JL Mann High School will remain in service during and after construction.

### INSTRUCTIONS

1. The application and fee, made payable to the City of Greenville, must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.

2. The applicant/owner must respond to the "standards" questions on page 2 of this application (you must answer "why" you believe the application meets the tests for the granting of a special exception). See also **Section 19-2.3.5, Special Exception Permit**, for additional information. You may attach a separate sheet addressing these questions.

3. You must attach a scaled drawing of the property that reflects, at a minimum, the following: (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the proposed development (activity); (c) existing buildings and other relevant site improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested special exception.

4. You must attach the required application fee: \$250.00

5. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to placing the application on the BZA agenda. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the applicant resolve the deficiencies. **You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.**

6. You must post the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.

X

'Public Hearing' signs are acknowledged as received by the applicant

Applicant Signature

7. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the applicant seeks.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ☐ or is not ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

February 7, 2022

APPLICANT / REPRESENTATIVE SIGNATURE

DATE

February 7, 2022

PROPERTY OWNER SIGNATURE

DATE

**APPLICANT RESPONSE TO**  
**SECTION 19-2.3.5(D)(1), STANDARDS – SPECIAL EXCEPTION**

**(YOU MAY ATTACH A SEPARATE SHEET)**

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

The special exception is consistent with the plan because this will continue the use of the property as a school. The site was the former location of JL Mann High School which opened in 1965. The request is to change from a high to elementary school

2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN **SECTION 19-4.3, USE SPECIFIC STANDARDS.**

Table 19-4.1-2 - Table of Uses lists "Schools, Public or Private" as a permitted use by special exemption approval. Please note the new elementary school will be constructed on the same portion of the site as the former JL Mann high school.

3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.

There is an existing and growing need for public elementary school capacity in the area. The design of school will be compatible with the existing surroundings. New, close elementary schools typically add value to properties in residential areas.

4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING: VISUAL IMPACTS; SERVICE DELIVERY; PARKING AND LOADING; ODORS; NOISE; GLARE; AND, VIBRATION. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL NOT CREATE A NUISANCE.

A widening of Ridge Road, as mandated by SCDOT, will improve traffic flow on Ridge Road. The quantity of existing curb cuts on Ridge Road & Isbell Lane will be reduced. Sidewalks & trees will be added on site to improve aesthetics and walk-ability.

**APPLICANT RESPONSE TO  
SECTION 19-2.3.5(D)(2). STANDARDS – CHANGE IN NONCONFORMING USE**

**(YOU MAY ATTACH A SEPARATE SHEET)**

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE IS MORE IN CHARACTER WITH, OR EQUAL TO, THE USES OTHERWISE PERMITTED IN THE ZONING DISTRICT THAN THE EXISTING OR PRIOR NONCONFORMING USES.

The use of the property will not change from public education use. Simply from high school to elementary school use. Current, more stringent landscaping requirements will be met. Sidewalks will be added on site to increase walk-ability.

2. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE WILL NOT SUBSTANTIALLY AND PERMANENTLY INJURE THE USE OF NEIGHBORING PROPERTY FOR THOSE USES PERMITTED WITHIN THE RELEVANT ZONING DISTRICT(S).

New, close elementary schools typically add value to residential properties, neighborhoods.

3. IS ADEQUATE INFRASTRUCTURE CAPACITY AVAILABLE TO SERVE THE PROPOSED NONCONFORMING USE?

Yes.

4. IS THE PROPOSED USE ONE THAT IS OTHERWISE PERMISSIBLE IN ANOTHER ZONING DISTRICT WITHIN THE CITY?

No. Not without a Special Exception.

This aerial map of the City of Greenville, South Carolina, displays a variety of urban and recreational features. In the upper right, a large baseball field is visible. To its left, a large rectangular field, possibly for soccer or football, is situated. The central part of the map features a large, irregularly shaped green field, likely a park or sports field. To the left of this field, a large, light-colored rectangular area, possibly a parking lot or a cleared field, is shown. The lower center of the map contains a large, dark-colored building complex, with a red dot marking a specific location. The map is overlaid with numerous parcel numbers and street names, including Isbell Ln, Ridge Rd, and Duvall Dr. The text 'CITY OF GREENVILLE' is prominently displayed in the center of the map.

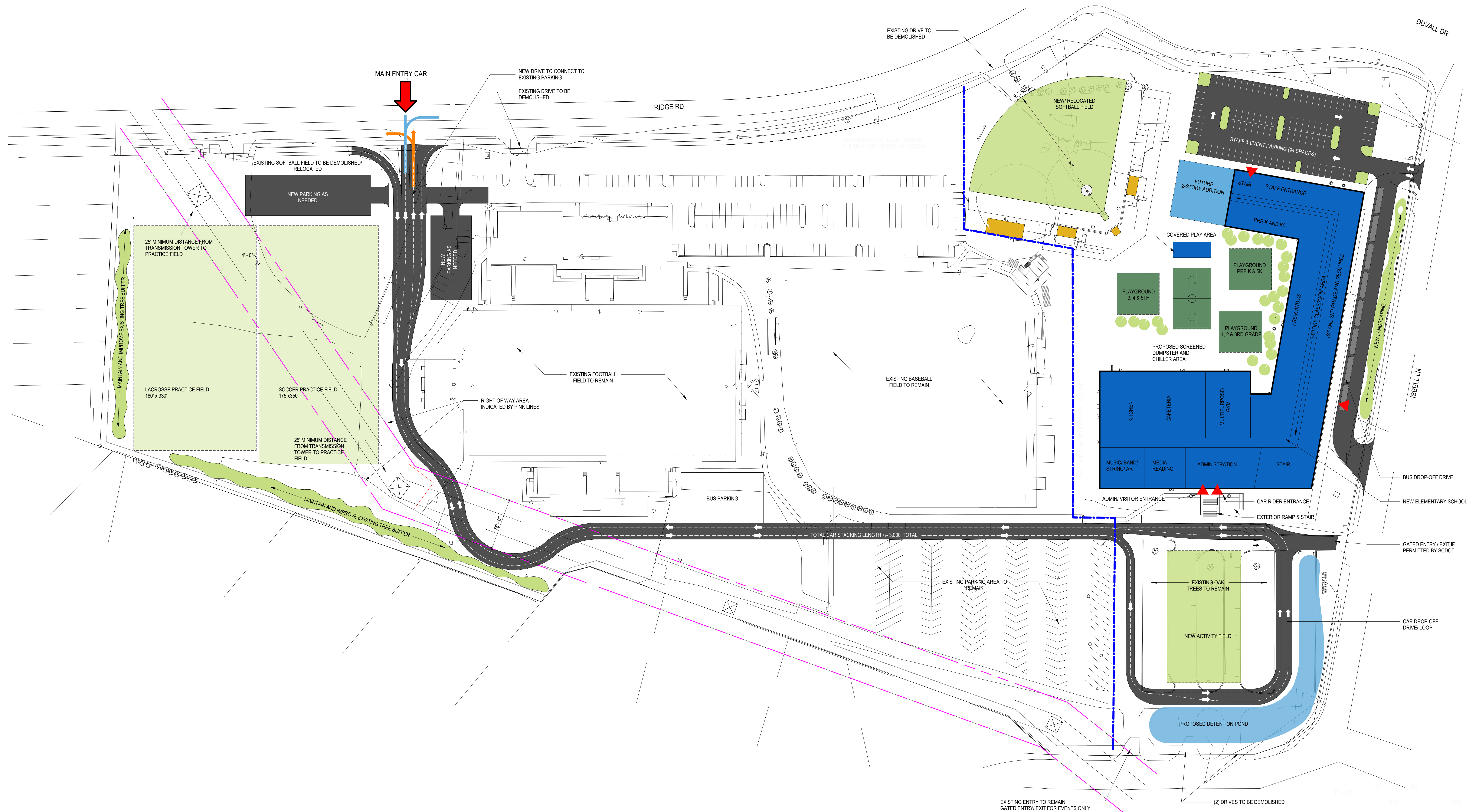
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Greenville County GIS Division, Greenville, South Carolina.  
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 Greenville County South Carolina GIS Division  
 Greenville County, South Carolina GIS Division

Disclaimer: This Map is not a LAND SURVEY and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, and are



PRELIMINARY

NEW ELEMENTARY SCHOOL  
AT THE OLD J.L. MANN SITE  
FEBRUARY 2, 2022